001.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,100 / 895,100
					USE VALUE:	895,100 / 895,100
					ASSESSED:	895,100 / 895,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATSABIRIS ATHANASIOS ETAL/ TRS
Owner 2:	ATHANASIOS KATSABIRIS REVOCABL
Owner 3:	MARIA KATSABIRIS REVOCABLE TR
Street 1:	41 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATSABIRIS ARTHUR & MARIA -
Owner 2:	-
Street 1:	41 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Aluminum Exterior and 1983 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	463,000		432,100	895,100
Total Card	0.092	463,000		432,100	895,100
Total Parcel	0.092	463,000		432,100	895,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.44 /Parcel: 451.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 162

GIS Ref

GIS Ref

Insp Date 08/25/17

!15!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	463,000	0	4,002.	432,100	895,100		Year end	12/23/2021
2021	104	FV	443,000	0	4,002.	432,100	875,100		Year End Roll	12/10/2020
2020	104	FV	443,000	0	4,002.	432,000	875,000	875,000	Year End Roll	12/18/2019
2019	104	FV	343,500	0	4,002.	459,100	802,600	802,600	Year End Roll	1/3/2019
2018	104	FV	343,500	0	4,002.	334,800	678,300	678,300	Year End Roll	12/20/2017
2017	104	FV	322,900	0	4,002.	291,600	614,500	614,500	Year End Roll	1/3/2017
2016	104	FV	322,900	0	4,002.	248,400	571,300	571,300	Year End	1/4/2016
2015	104	FV	289,100	0	4,002.	243,000	532,100	532,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:53:15

LAST REV

Date	Time
08/04/20	15:15:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATSABIRIS ARTH	75116-272		7/15/2020	Convenience	1	No	No		
	15331-543		11/1/1983		72,000	No	No		Y

USER DEFINED

Prior Id # 1:	162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2003	540	Add Bath	18,000	C		G6	GR FY06	NEW FBTH IN UAT

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
8/12/2005	Permit Visit	BR	B Rossignol
5/15/2003	Inspected	BR	B Rossignol
10/16/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA:	0.09187	Total SF/SM:	4002	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,050	Spl Credit		Total:	432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.24863172
Const Adj.:	0.99989998
Adj $ / SQ:	224.731
Other Features:	135500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629040
Depreciation:	166067
Depreciated Total:	462973

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	2	HB					

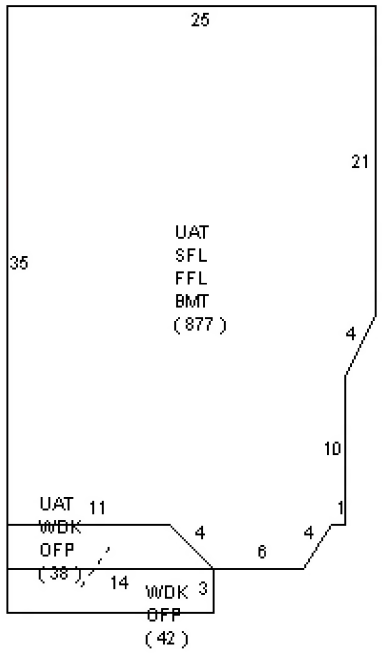
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	2
Totals			
2	12	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	877	67.420	59,127
FFL	First Floor	877	224.730	197,089
SFL	Second Floor	877	224.730	197,089
UAT	Upper Attic	229	157.310	35,985
OFP	Open Porch	80	37.120	2,970
WDK	Deck	80	16.000	1,280
	Net Sketched Area:	3,020	Total:	493,540
Size Ad	1754	Gross Area	3706	FinArea 1983

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	H	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
94	085.0-0002-0003.0		8/6/1998	275,000
91	001.0-0001-0025.0		5/15/1998	283,000
90	008.0-0005-0004.0		4/6/1998	270,000
90	041.0-0004-0006.0		12/2/1998	300,000
90	040.0-0003-0003.0		7/1/1998	284,000
89	043.0-0005-0001.0		1/30/1998	265,000
WtAv$/SQ:		AvRate:	90.66	Ind.Val 277282.5367

Juris. Factor:	1.00	Before Depr:	224.73
Special Features:	0	Val/Su Net:	153.31
Final Total:	463000	Val/Su SzAd	263.97

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

001.0-0001-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2008	0.00	T	8.8	104						

More: N | Total Yard Items: | Total Special Featues: | Total: